



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, October 8, 2025

5:30 p.m.

Robins City Hall

Agenda

- A. Call the meeting to order
- B. Roll Call of the Commission Members
- C. Chairperson and Zoning Administrator Reports
- D. Approval of the Agenda
- E. Approval of the Minutes of September 10, 2025 Meeting
- F. Ordinance 2505 – Chapter 165 Update Discussion
- G. Public Hearing to Hear Comments and Concerns Regarding Re-Zoning of Certain Properties Within the Boundaries of the City of Robins
- H. Resolution No. 2025-13 Recommending Approval of Re-Zoning of Certain Properties Within the Boundaries of the City of Robins
- I. Parkland Dedication Fee Discussion
- J. Motion to Adjourn



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE SEPTEMBER 10, 2025 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:31 p.m. at Robins City Hall on Wednesday, September 10th, 2025. Roll call was taken with Tim O'Hara, Dennis Trachta, Todd Roberts, AJ Hester, Jay Goodin and CJ McDonald attending along with Planning and Zoning Administrator Vance McKinnon, and City Clerk Lisa Goodin. Commission members Todd Roberts joined the meeting at 5:34 p.m. Commission member Matt Mitzel was absent.

Absent Chairperson and Zoning Administrator reports, McDonald moved to approve the agenda, Hester seconded and all votes were aye. McDonald moved to approve the minutes of the August 13th 2025 meetings. Trachta seconded and all votes were aye.

O'Hara opened the Public Hearing to hear questions and concerns relating to updates to the Future Land Use Map at 5:32 p.m. Hearing no public comment, Commission members discussed various aspects of the Future Land Use Map and the hearing was closed at 5:41 p.m.

Resolution No. 2025-9 Recommending Approval of Updates to the Future Land Use Map to the Robins City Council. Goodin motioned to approved the resolution, with Trachta seconding. Upon a roll call, all votes were aye.

Roberts motioned to set a Public Hearing date of October 8th, 2025 to hear questions and concerns regarding the re-zoning of certain properties within the boundaries of the City of Robins.

Resolution No. 2025-10 Recommending Approval of Updates to Chapter 165 of the Robins Code of Ordinances. McDonald motioned for approval, with Trachta seconding. Upon a roll call, all votes were aye.

Commission members commenced to discuss the application of a Parkland Dedication Fee, as provided for in the updates to Ch. 166 of the Robins Code of Ordinances. Goodin described the dedication fee as a one-time fee, applied to newly-platted developments which would be utilized for the future development of parklands within Robins. McDonald noted that without revenue generated by this fee upon development of land, the City would be forced to rely solely upon property tax revenue to purchase and develop land into usable public areas. Goodin pointed out that such fees imposed upon developers by the local jurisdiction are very common and that Robins is "missing out" on such opportunities. He further commented that if Robins is forced to rely on property taxes to fund the development of public areas, property taxes would no doubt have to increase to accommodate the expense.

Resolution No. 2025-11 Recommending Approval of Updates to Chapter 166 of the Robins Code of Ordinances. Goodin motioned for approval, with McDonald seconding. Upon a roll call, all votes were aye.

Resolution No. 2025-12 Recommending Approval of Final Plat of McBurney's Second Addition to Linn County. Hester motioned for approval, with Trachta seconding. Upon a roll call, all votes were aye.

Roberts motioned to adjourn at 6:25 p.m., Trachta seconded and all votes were aye.

Vance McKinnon III
Planning and Zoning Administrator

Timothy M. O'Hara
Chairperson

Table 165.07-4

Uses Included

- Building, heating, plumbing or electrical contractors
- Contractor Storage
- Electric motor repair
- Exterminators
- Fuel oil distributors

Table 165.07-7

Commercial Outdoor Recreation

Definition. Large, generally commercial facilities, that provide continuous or seasonal recreation or entertainment- oriented activities. They generally take place outdoors or may take place in a number of structures that are arranged together in an outdoor setting.

Exceptions. Golf courses and botanical gardens/arboretums are classified as Parks and Open Space. Uses that draw large **numbers** of people to periodic events, rather than on a continuous basis, such as stadiums and amphitheaters, are classified as Major Event Entertainment.

Major Event Entertainment

Definition. Activities and structures that draw people to spectate or participate at specific events or shows. Exception: Motion picture theaters, including **drive-in** theaters, are classified as Entertainment, Restaurant and Recreations Trade.

165.22

a. Retail Sales and Services	1 per 200 square feet of gross floor area
b. Funeral Facilities	
c. Vehicle Service Facilities	
d. Sports Practice Facilities	

Recommended Additions/Updates to Chapter 165 - Zoning

a. Community Facilities	1 per 5,000 square feet of gross land area, or 1
b. Parks and Open Areas	per 75 square feet of water area when a public swimming pool is an isolated use and 1
	per 200 square feet of gross floor area

165.33 "PLI" PLANNED LIGHT INDUSTRIAL DISTRICT. This district is intended to accommodate industrial activities that do not create major nuisances from noise or odor with surrounding land uses. This district should be well served by adequate public utilities and services and abutting major collector street or highways and intersections.

1. Permitted Principal Uses and Structures.

- A. Office Use
- B. Agricultural and Farm Related Activities – limited to Landscaping Services
- C. Industrial Service - limited to: printing, publishing, commercial art and reproduction services; and research and development laboratories
- D. Basic Utilities
- E. Parks and Open Areas
- F. Essential Public Services
- G. Sports Practice Facilities

CITY OF ROBINS, IOWA
PLANNING & ZONING COMMISSION RESOLUTION NO. 2025-13

**A RESOLUTION RECOMMENDING APPROVAL OF RE-ZONING OF CERTAIN PROPERTIES WITHIN
THE CITY LIMITS OF ROBINS, IOWA**

WHEREAS, the City of Robins Planning & Zoning Commission has reviewed the proposed re-zoning of certain properties within the City of Robins as identified in the attached table, “Exhibit A”; and

WHEREAS, the purpose of the proposed re-zoning is to align the zoning designations of the identified properties with their existing or intended uses as defined in Chapter 165 of the Robins Code of Ordinances; and

WHEREAS, the Commission finds that the proposed zoning changes are consistent with the City’s Comprehensive Plan, promote the orderly development of the community, and support compatibility of land use within the City of Robins; and

WHEREAS, proper notice of the public hearing regarding the proposed re-zoning was provided in accordance with Iowa Code and the Robins Code of Ordinances, and said hearing was held to allow for public comment;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROBINS, IOWA:

1. That the Planning & Zoning Commission hereby recommends approval of the proposed re-zoning of the properties listed in the attached table titled “*Exhibit A*”, incorporated herein by reference.
2. That this recommendation shall be forwarded to the Robins City Council for consideration and adoption by ordinance.

Passed and approved this 8th day of October, 2025.

PLANNING & ZONING COMMISSION, CITY OF ROBINS, IOWA

By: _____
Timothy M. O’Hara Chairperson

ATTEST:

Lisa Goodin, City Clerk/Treasurer

EXHIBIT A

Address	Legal Description	Current Zoning	New Zoning
3450 Clearwater Ln	Lot 2 of Miene First Addition	C-2	PMI
3400 Clearwater Ln	Lot 1 of Miene First Addition	C-2	PMI
3451 Clearwater Ln	Lot 4 of Miene First Addition	C-2	PMI
3401 Clearwater Ln	Lot 3 of Miene First Addition	C-2	PMI
3350 Eagle View Ct	Lot 1 of Eagle View First Addition	C-2	PMI
3300 Eagle View Ct	Lot 2 of Eagle View First Addition	C-2	PMI
3250 Eagle View Ct	Lot 3 of Eagle View First Addition	C-2	PMI
3200 Eagle View Ct	Lot 4 of Eagle View First Addition	C-2	PMI
3150 Eagle View Ct	Lot 5 of Eagle View First Addition	C-2	PMI
3100 Eagle View Ct	Lot 6 of Eagle View First Addition	C-2	PMI
3050 Eagle View Ct	Lot 7 of Eagle View First Addition	C-2	PMI
3404 Eagle View Ct	Lot 8 of Eagle View First Addition	C-2	PMI
3151 Eagle View Ct	Lot 9 of Eagle View First Addition	C-2	PMI
3201 Eagle View Ct	Lot 10 of Eagle View First Addition	C-2	PMI
3301 Eagle View Ct	Lot 12 of Eagle View First Addition	C-2	PMI
3251 Eagle View Ct	Lot 11 of Eagle View First Addition	C-2	PMI
3351 Eagle View Ct	Lot 13 of Eagle View First Addition	C-2	PMI
3260 North Center Point Rd	Lot 14 of Eagle View First Addition	C-2	PMI
Lot C of Eagle View First Addition	Lot C of Eagle View First Addition	C-2	PMI
405 N Troy	Lot 20 of Trail View First Addition	C-1	PMI
2796 Robins Rd	Lot 1 of AKA First Addition	C-2	PMI
2750 Robins Rd	Lot 2 of AKA First Addition	C-2	PMI
ITC (Follows Highline Wires West from Tower Estate to Robins Landing 2nd)	N100' EX E133' & W100' E133' NW NE & N100' W100' E133' SW NE & N100' SE NE SEC 29 TWP 84 R 7	I-1	PMI
ITC (Along W. Side of Robins Rd. North of Tower Terrace)	N633.94' SW NW-LYG E OF INTER-EX RD SEC 28 TWP 84 R 7	I-1	PMI
ITC (Along W. Side of Robins Rd. North of Tower Terrace)	S 15A NW NW-EX 1.12A RR-E OF INTER SEC 28 TWP 84 R 7	I-1	PMI
2722 Robins Rd	NW NE-EX 1.5A RR EX HWY SEC 16 TWP 84 R 7	I-1	PMI
500 Tower Terrace Rd	Lot 1 of Phantom Holdings First Addition	I-1	PMI
498 Tower Terrace Rd	Lot 2 of Phantom Holdings First Addition	I-1	PMI
2745 Robins Rd (ITC)	BEG NW COR E1/2 NW S1175' TO POB TH S500' TH E853.5' TH N 0 DEG 44' E500.04' TH W860' TO POB SEC 28 TWP 84 R 7	I-1	PMI
605 North Mentzer Rd (Robins Quarry - Multiple Parcels)	NE 1/4 NE 1/4 Section 21-84-7, Linn County, Iowa, except railroad right-of-way, and subject to all conditions, covenants, easements and restrictions of record	I-2	PHI
	SE SE-EX RR SEC 16 TWP 84 R 7	I-2	PHI
	NE SE-EX RR & EX N625' SEC 16 TWP 84 R 7	I-2	PHI
	N625' NE SE-EX RR SEC 16 TWP 84 R 7	I-2	PHI
	SE NE-EX 1.5A RR SEC 16 TWP 84 R 7	I-2	PHI
404 N Troy Rd (Robins Quarry - Multiple Parcels)	NW NE-EX 3A RR & EX P.O.S. #422 SEC 21 TWP 84 R 7	I-2	PHI
	SW SE-EX 1.5A RR SEC 16 TWP 84 R 7	I-2	PHI
	NW SE-EX 1.5A RR SEC 16 TWP 84 R 7	I-2	PHI
	SW NE-EX 1.5A RR SEC 16 TWP 84 R 7	I-2	PHI
	NW NE-EX 1.5A RR EX HWY SEC 16 TWP 84 R 7	I-2	PHI